

TO LET



Unit 4 The Regent Centre, Shearway Business Park, Folkestone, CT19 4RH

A COMMERCIAL UNIT AVAILABLE TO LET THROUGH MOTIS ESTATES

A NEW DEVELOPMENT FROM THE GLENMORE GROUP IN SHEARWAY BUSINESS PARK.

- ALLOCATED PARKING – ROLLER SHUTTER LOADING DOORS – FIRST FLOOR MEZZANINE -

DESCRIPTION:

Motis Estates are pleased to offer this new commercial unit located in The Regent Centre, Shearway Business Park. The units have been split into different spaces; including warehouse, offices and industrial - all of which have been built from steel portal frames, and feature low-level brick fascia's and micro-rib cladding systems.

The Regent Centre is located within a thriving business centre in Cheriton, which comprises of 30 units in a landscaped setting situated in Shearway Business Park, just off Junction 13 on the M20. The Channel Tunnel is located just 5 minutes away, with close connections to both Folkestone and Dover, trains can reach London in under an hour.

Ground: 63.5 sq m (682 sq ft)

Mezzanine: 31.6 sq m (341 sq ft)

Total: 95.0 sq m (1023 sq ft)

Term: Minimum three years.

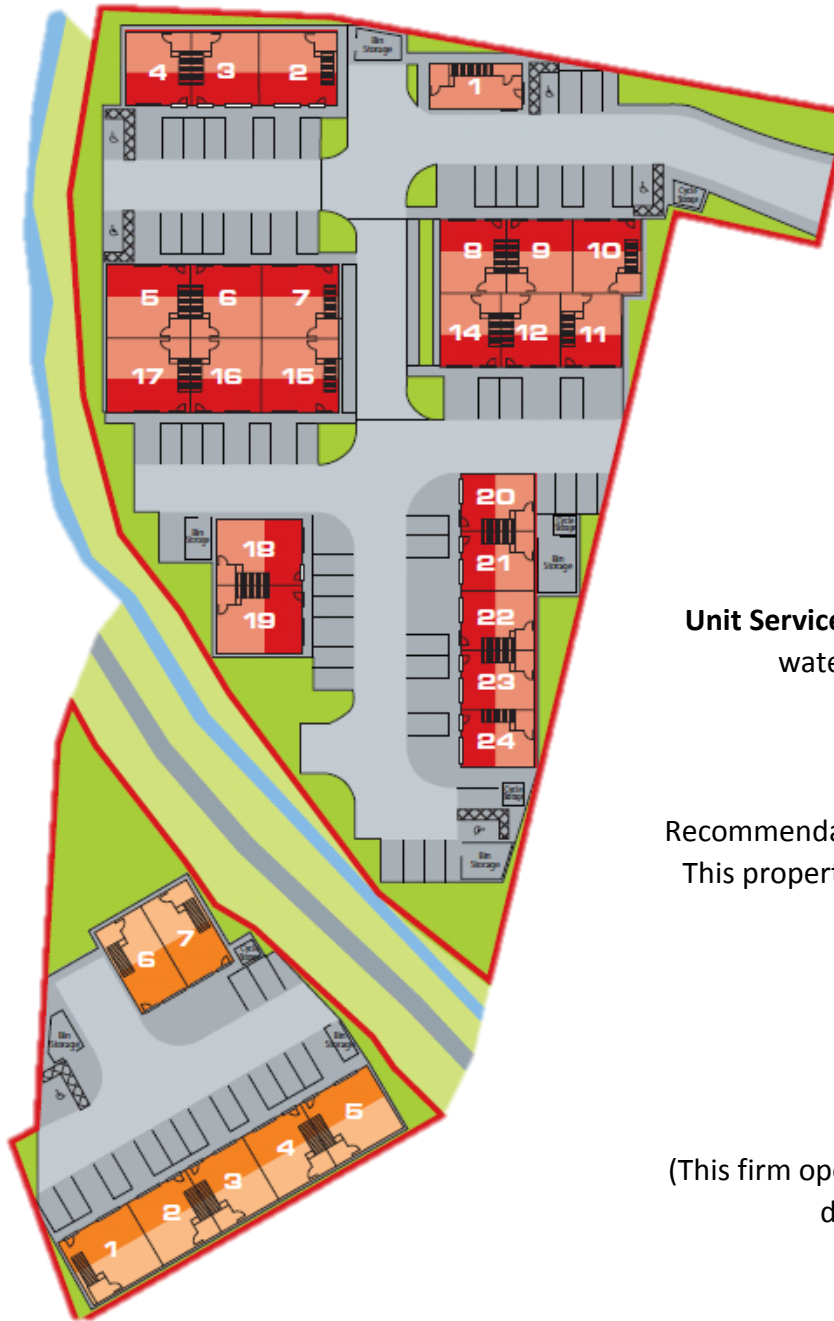
Rent: £9,995 per annum plus VAT.

Service Charge: Available on request.

Rateable Value: Subject to assessment.

UBR (2018/2019) 48.0p

Interested parties are advised to confirm these figures with Folkestone & Hythe District Council.



CONTACT US:

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Unit Services: Include mains gas, 3 phase electricity, water and telecoms ducting will be available.

Energy Performance Certificate:

Full Energy Performance Certificate and Recommendation Report will be available on request.
This property has a current energy efficient rating of xx (Band x)

Legal Costs:

Each party to pay their own legal fees.

Subject To Contract

(This firm operates a Complaints Handling Procedure, details of which are available on request).



Motis Estates for themselves and their clients give notice that: 1) They have not authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer of contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or any consents and Motis Estates have not tested any services, equipment or facilities. 3) Tenants must satisfy themselves by inspection or otherwise. 4) All rents and prices are quoted exclusive of VAT unless otherwise stated October 2018.

